075.0	0007	0001.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	816,000 /	816,000
USE VALUE:	816,000 /	816,000
ASSESSED:	816,000 /	816,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	UPPER & LOWER M, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEDFORD BOAT CLUB CORP
Owner 2:	
Owner 3:	
Street 1:	P.O. BOX 560006
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry Own Occ: N
Postal:	02156 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .459 Sq. Ft. of land mainly classified as Beaches with a Lodge Building built about 1950, having primarily Clapboard Exterior and 4066 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 4 HalfBaths, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
383	20000.000	95,900	6,100	714,000	816,000
Total Card	0.459	95,900	6,100	714,000	816,000
Total Parcel	0.459	95,900	6,100	714,000	816,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 200.69 | /Parcel: 200.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	47835
GIS Ref	
GIS Ref	
Insp Date	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 075.0-0007-0001.0

!6308!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	383	FV	95,900	6100	20,000.	714,000	816,000		Year end	12/23/2021
2021	383	FV	95,900	6100	20,000.	714,000	816,000		Year End Roll	12/10/2020
2020	383	FV	97,200	6100	20,000.	714,000	817,300	817,300	Year End Roll	12/18/2019
2019	383	FV	97,200	6300	20,000.	714,000	817,500	817,500	Year End Roll	1/3/2019
2018	383	FV	97,200	6300	20,000.	612,000	715,500	715,500	Year End Roll	12/20/2017
2017	383	FV	97,200	6300	20,000.	571,200	674,700	674,700	Year End Roll	1/3/2017
2016	383	FV	97,200	6300	20,000.	489,600	593,100	593,100	Year End	1/4/2016
2015	383	FV	97,200	6500	20,000.	438,600	542,300	542,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:41:03

LAST REV

Date	Time
07/22/19	08:25:31

mmcmakin

USER DEFINED

Prior Id # 1:	47835
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6308

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12121-620		11/29/1971			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2019	Mail Update	MM	Mary M
12/1/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
383	Beaches		20000		Sq. Ft.	Site		0	70.	0.51	4			Unbuild						714,000						714,000	

Total AC/HA:	0.45914	Total SF/SM:	20000	Parcel LUC:	383	Beaches	Prime NB Desc	ARLINGTON	Total:	714,000	Spl Credit		Total: 714,000

EXTERIOR INFORMATION

Type:	69 - Lodge		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	D- - Fair (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	5 - None		
Heat Type:	8 - None		
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	40.00
Size Adj.:	1.04594195
Const Adj.:	0.84915864
Adj $ / SQ:	35.527
Other Features:	35000
Grade Factor:	0.66
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	147605
Depreciation:	51662
Depreciated Total:	95944

COMMENTS

APT OF SFL MGR STATES NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB	4

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
Totals			
1	3	1	

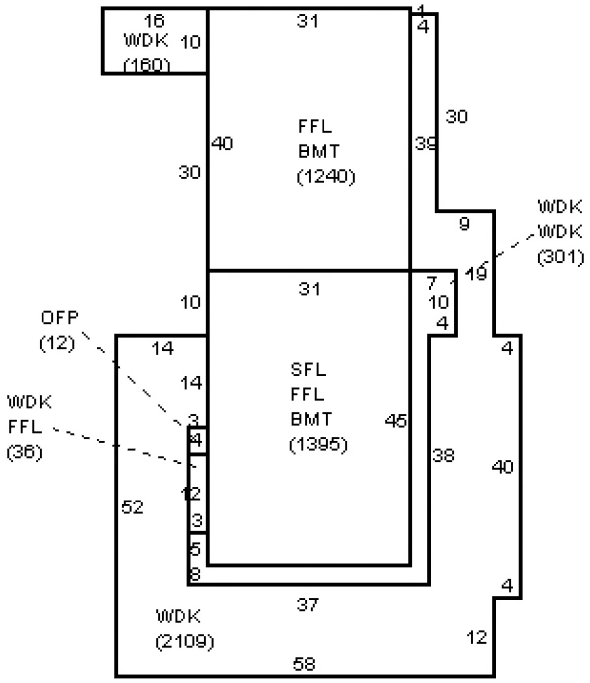
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	23.45
Special Features:	0	Val/Su Net:	9.97
Final Total:	95900	Val/Su SzAd	23.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
WDK	Deck	2,907	5.390	15,660
FFL	First Floor	2,671	35.530	94,892
BMT	Basement	2,635	10.660	28,084
SFL	Second Floor	1,395	35.530	49,560
OFP	Open Porch	12	37.360	448

Net Sketched Area:	9,620			Total:	188,644
Size Ad	4066	Gross Area	9620	FinArea	4066

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	A	AV	1990	0.00	T	23.2	383						
22	Wood Deck	D	Y	1	8X16	A	AV	1990	13.81	T	23.2	383			1,400			1,400
22	Wood Deck	D	Y	1	16X50	A	AV	1995	7.25	T	19.2	383			4,700			4,700

More:	N	Total Yard Items:	6,100	Total Special Featues:	
				Total:	6,100